



**Holyhead Road, Froncysyllte, LL20 7RA**

**Price £299,950**

Rosslyn is an Impressive 4 bedroom detached family home offering parking for 2-3 cars to the rear of the property and within walking distance of the Llangollen Canal. Its situation commands views over the Pontcysyllte Aqueduct and beyond. The accommodation briefly comprises entrance hall, lounge, ground floor bedroom, open plan kitchen/diner/day room with feature log burner, ground floor utility/w.c. On the first floor the spacious landing gives access to three double bedrooms and large bathroom with 4 piece suite. Outside the property is approached via steps from the front leading to either side with patio and lawned area, large patio to the rear of the property from which to admire the views.

### Location

Famous for its Aqueduct built by Thomas Telford Froncysyllte lies approximately five miles from the popular tourist town of Llangollen with its wide range of shopping facilities, bars, restaurants, doctors etc. The area is popular amongst walkers due the Offas Dyke footpath running through it and its natural stunning countryside views over the River Dee. There are excellent road links allowing for daily commuting to the commercial and industrial centres of the region.

### Directions

From our Llangollen office turn left at the traffic lights onto the A5, continue for approximately 5 miles into the village of Froncysyllte, where Rosslyn will be observed on your left hand side next to the Post Office.

### Accommodation

Canopy entrance porch with UPVC double glazed door opening to:-

### Entrance Hall

A welcoming entrance hall with staircase rising to the first floor and doors off to all rooms.

### Bedroom Four 11'11" x 10'0" (3.63 x 3.04)

With Dual aspect UPVC double glazed windows to side and rear with views over the Aqueduct, radiator.

### Lounge 12'5" x 11'9" (3.79 x 3.58)

Large UPVC double glazed window to rear with far reaching views, feature fireplace, Oak Flooring.

### Open Plan Kitchen/Diner/Day Room 21'1" x 12'8" (6.43 x 3.87)

An Impressive family area comprising kitchen with a range of wooden base and wall units complimented by marble work surface areas incorporating inset double "Belfast" sink with mixer tap over and two UPVC double glazed windows above. Integrated 6 ring gas burner with electric oven below, integrated microwave, integrated American style fridge freezer, integrated dishwasher, part tiled walls and wooden flooring which continues to the dining and seating area with feature brick chimney breast with wood burner and UPVC double glazed window to side, radiator.

### Rear Porch

Tiled floor, UPVC external door and door to:-

### Utility/W.C

Work surface area with sink unit, plumbing for washing machine and space for dryer with low flush W.C, tiled floor and walls.

### On The First Floor

Larger than usual turned staircase with large UPVC double glazed window leads to the spacious landing with UPVC double glazed window to side, ceiling hatch to roof space and doors of to all rooms.

### Bedroom One 12'4" x 11'10" (3.77 x 3.61)

UPVC double glazed window to rear with views over the Canal and towards the Aqueduct, radiator.

### Bedroom Two 11'10" x 10'0" (3.61 x 3.05)

UPVC double glazed window to rear, radiator.

### Bedroom Three 12'6" x 9'1" (3.82 x 2.76)

UPVC double glazed window to side, radiator.

### Bathroom 12'6" x 9'1" (3.82 x 2.77)

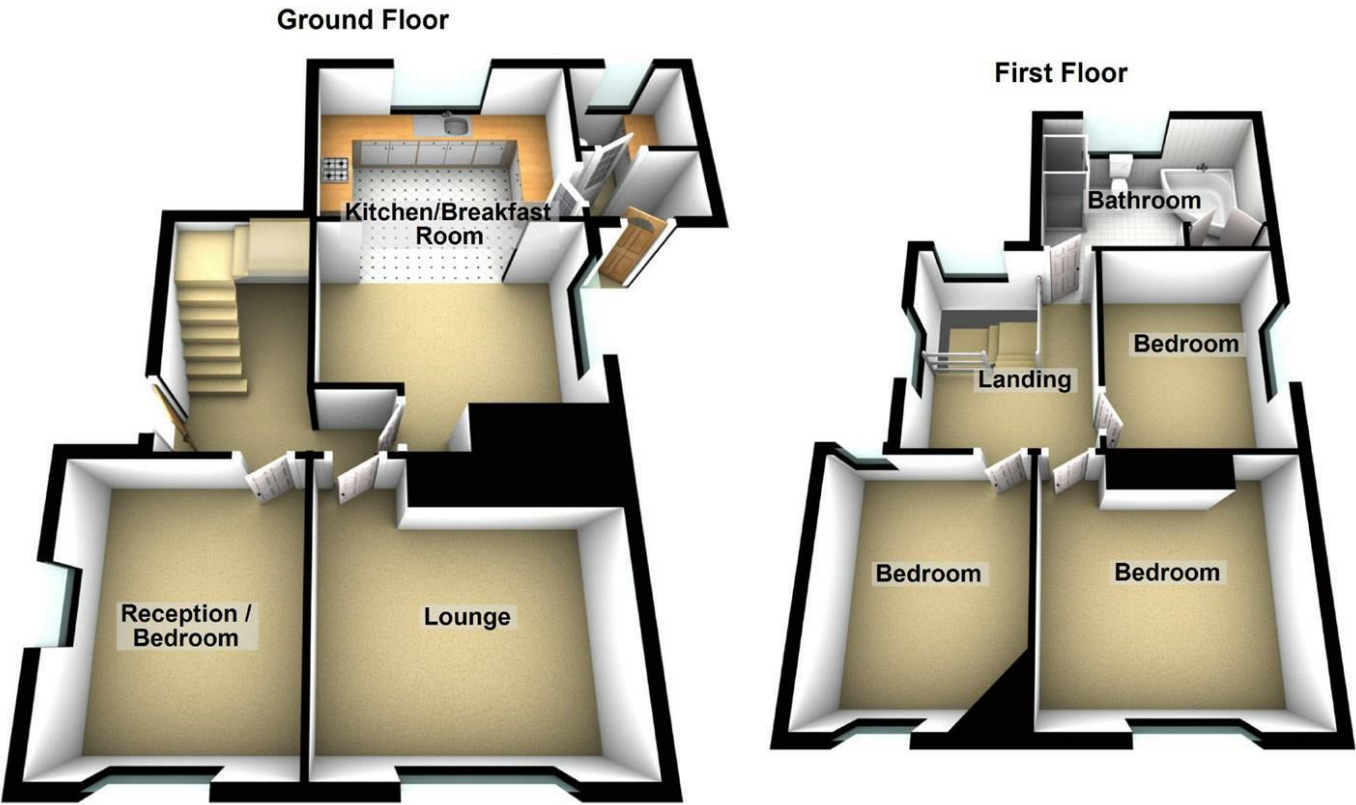
A large family bathroom comprising a 4 piece suite of corner jacuzzi bath with mixer tap and shower take off, w.c, wash hand basin and walk in shower with curved screen, two UPVC double glazed windows, tiled walls, tiled floor, useful airing cupboard and chrome heated towel rail.

### Outside

From the front of the property pathways lead to either side of the house, with decorative gravelled areas and shrubs, lawned area to side, children's secure play area, feature large rear patio from which to admire the far reaching views, decked patio area, steps down to the parking area with space for 2-3 cars. There is a useful storage area under the house.

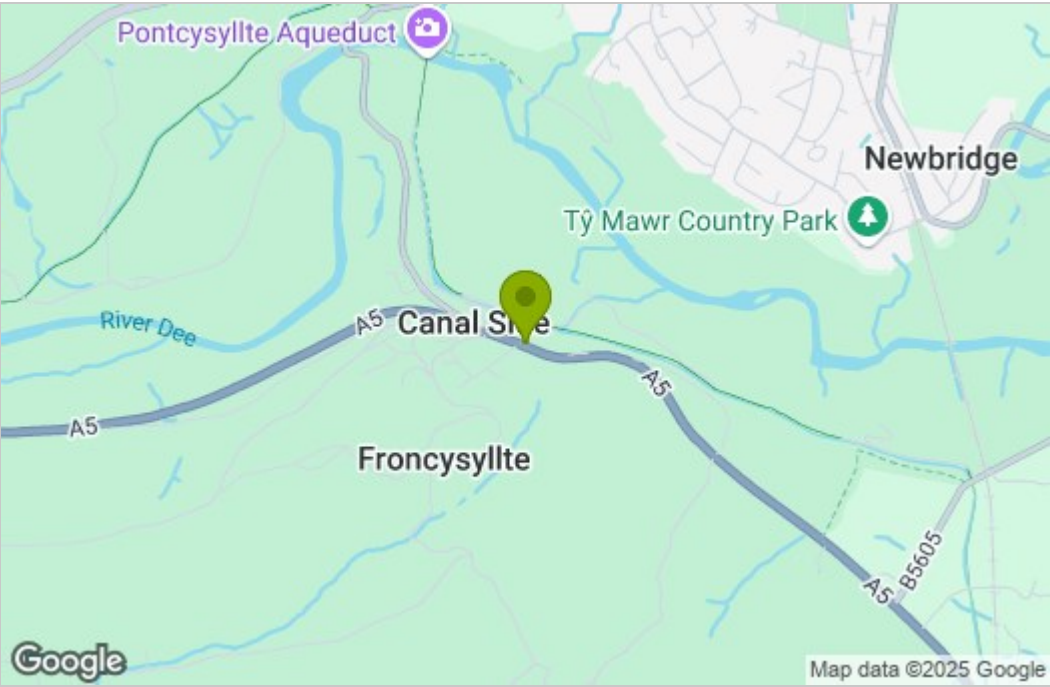


Floor Plan

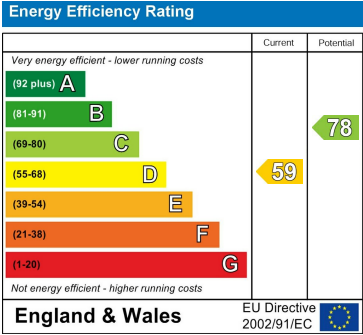


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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